

## **Middletown Public Schools -Board of Education**

### **Facilities Committee Meeting Minutes**

*Held on June 17, 2015 at Woodrow Wilson Middle School Conference Room*

Called to Order at 5:35 PM

#### **Members present:**

Vincent Loffredo, Judy Yoder, Marco Gaylord, Cheryl McClellan, Steven Kovach  
Dr. Patricia Charles, City Attorney Brig Smith and Lisa Puorro from Woodrow Wilson  
Middle School representing Principal Rob Conroy

Absent members were David Bauer, Ed McKeon and Thomas Serra

#### **Woodrow Wilson Middle School Student Council Presentation District Highlight Overview**

Reviewed the following items:

- a) Damaged mirrors in the girls and boys bathrooms – mirrors are in stock and will be installed.
- b) Graffiti, exposed pipes and wires in boys room near auditorium – Judy Yoder has spoken to Gil Scullion the painter.
- c) Ceiling tiles and marked walls throughout the school – the tiles are ordered and will be stored in Woodrow Wilson Middle School and Maintenance Garage.
- d) Hole in Cafeteria podium – are waiting for an update.
- e) Graffiti and lockers with no doors in boy's & girl's locker rooms – this will be a summer project.
- f) Locker coming off hinges & has no door in boy's locker room – the carpenter will take care of.
- g) Tech Ed and Art Room contains machines and boxes for storage but the area could be used for something more useful – Judy and John will walk through.
- h) Entrance to Freedom Shrine has stairs and a ramp that is worn down – a proposal has been submitted.
- i) Sculpture Room has a floor problem that is a safety issue\* - will be done during this summer.
- j) Temperature on 2<sup>nd</sup> floor gets too hot (90 degrees) and is uncomfortable - the system is clogged.
- k) Boy's bathroom on 2<sup>nd</sup> floor is very hot and unsanitary.
- l) Junction box near auditorium needs repair ASAP\* - there is electricity on street to school and enough to add more legs onto the electrical panel and more AC units. An adequate solution for the 2<sup>nd</sup> level to acquire more air conditioning AC is first to rent at \$2,000 a week for 5 weeks. Lisa Puorro asked about getting smaller AC units in the classrooms instead of the large unit(s).

After a quick walk through Woodrow Wilson the following are additional items that need to be checked and/or repaired:

- a) Auditorium junction box (on left hand side when walking in rear) needs cage installed on the stage dimmer.
- b) 200 wing boy's bathroom electrical junction box (on left hand side when walking into room) needs a cage because it is able to be tampered with at this time.
- c) Shower head fixture in Pool area Faculty restroom needs repairing.
- d) Team 2 Room/Locker Room – lockers in general are in need of replacing.
- e) 100 wing women's room – toilet not flushing.

Steven Kovach asked about the WWMS roof over the auditorium which is a permanent new roof currently being installed.

Attorney Brig Smith joined the committee to talk about the MHS retaining wall. He had just returned from mediation and will be meeting in an executive session to make a settlement between the City and the Board of Education. The wall in question collapsed March 2006 and we now have a suit against DeCarlo and Doll and Teale from Nebraska. Attorney Smith represents both the City as well as the Board of Education and there is no insurance coverage at all. He has met with Judge Holzberg who has a great reputation in Middletown and feels that we are well represented within the settlement which will go to litigation. The plan is to go to executive session with the Board and see if Judge Holzberg can join them as well to get his thoughts and ideas on this. The process will require City and Board of Education approval. This was between City and State dollars and the project is subject to an audit and an assessment however Attorney Smith believed this may not get to that point.

#### I. Farm Hill Portable Classroom Update

Judy Yoder has the contract typed up and is sending out to Mod Space with deadline of August 14, 2015. She has spoken to Richard Henderson, Principal of Farm Hill about re-using the furniture at the school and will discuss this with Dr. Enza Macri as well. The portables will be sued for Special Education and will be kept together.

#### II. UIC Energy, LLC Update

A signed contract along with date for this summer will be presented and Judy Yoder hopes to have something back to her by late summer. The school will not be impacted at all during this time and a full blown energy audit will be done along with lighting.

### III. Grant(s) Updates (with Grant Funding Spreadsheet, last page)

- Keigwin Fire Alarm – This is being started Friday, June 26, 2015 along with testing until it is completed.
- BOE Entrance Door – Judy Yoder has met with the Contractor and probably will have to go with aluminum instead of wood. She will work up a sketch to make sure everyone is on the same page and agreeable to terms as long as the contract is signed by June 30, 2015.
- Macdonough Security – The camera was installed today (6/17/15) and will be connected to the server that is in.
- Woodrow Wilson Security- The camera installation is complete. Cameras will be tweaked and labeled into the system which emergency and school personnel will be able to view. Administrators are hoping that the Parks and Recreation department would be more helpful in regards to supervising the students that are using the school(s). They had asked to get keys to the buildings but were denied. The biggest obstacle would be the Kids Arts program because they are in and out of the building so much.
- Woodrow Wilson Accessibility Ramps – No more information at this time.
- Woodrow Wilson bathroom accessibility – No more information at this time.
- Oasis Building Update (attached memo from Judy Yoder) – Judy has asked for a few additional items for accessibility. It should take about 6 to 8 weeks for completion and if they go over the August date, we may have to move people for a short time.
- Facilities Projects (attached memo from Judy Yoder that Dr. Charles passed out) - Included the following items:
  1. WWWM Security
  2. WWMS Asbestos Abatement/tile installation
  3. Macdonough Asbestos Abatement/tile installation
  4. Macdonough Security
  5. BOE building security
  6. BOE bathroom renovations
  7. Spencer renovation work from water damage (Belfor Property Restoration information attached)
  8. Farm Hill Parking – will explore remaining options
  9. Farm Hill Modular Classroom
  10. Farm Hill gutter/sidewalk door repair from winter ice dam issue- Heater in attic caused ice dam due to snow & ice melting & freezing. Need to repair gutters, repair sidewalks and redo door. We may get a portion of these paid thanks to Judy Yoder putting in the notice as soon as she did.
  11. Oasis Building Repair

12. Keigwin Stem Room – needs 4 stem tables and some electrical work done. There is about \$20K in the line item for this. Aresco Construction will be doing the work and has a deadline.
13. Moody soffit repair
14. (added at meeting) Middletown High School Locker Room (Pool)- There is a drainage problem there.
15. (added at meeting) Middletown High School floor saw cut 20’

#### IV. Discussion & Update on MHS Fuel Cell Future & Contract

Judy Yoder stated we will be selling reusable energy credits. Both she and John Hall have been talking about what to do to determine the future of the fuel cell. She will send Vinnie any information about this.

#### V. Miscellaneous Items

Vinnie Loffredo handed out Section 10-220 on air quality and compliance  
Dr. Patricia Charles stated that a report should be filed with the State and this will be on the next agenda. Vinnie Loffredo asked Marie Norwood to send out the ordinance to establish a building committee. Seb Passinessi has been architect in the past but other firms are able to as well.

All Facilities meetings from now until further notice will be held at the Board of Education Building on 311 Hunting Hill Avenue. The meetings dates are as follows:  
There are no meetings in July and August 2015; 09/16; 10/21, 11/18; 12/16 and 01/20/16 meetings will be at the BOE and start 5:30 PM.  
Meeting adjourned 7:30 PM.

Minutes recorded by Leslie A. Spatola, Leslie  
*Leslie A. Spatola*, Committee Recording Secretary

Committee proceeded to Farm Hill after meeting to walk grounds in back of school.